PICK-UP

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF Williamson STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or true value, whichever is greater for this transfer is $ 0 John C. Brake, Affiant Subscribed and sworn before me this the 20 Day of March, 2013. Brandi Wells, Deputy Register
BILL GARRETT, Davidson County Trans:T20130022815 DEEDQC Recvd: 03/20/13 13:01 2 pgs Fees:12.00 Taxes:0.00 20130320-0027680	

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John C. Brake	New Owner	01100008300
(NAME)	(NAME)	
3128 Freeman Hollow Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shanna Brake**, hereinafter called the Grantor(s), has quitclaimed unto **John C. Brake**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:,

Land in Davidson County, Tennessee, being Lot No. 2 on the Plat of North Land Estates, Section I, of record in Plat Book 3842, page 212, Register's Office for said County to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to John C. Brake and wife, Shanna Brake by Deed from John S. Stroud and wife, Robbie A. Stroud, dated 08/30/2004 and filed for record on 09/08/2004 in Instrument 200409080108724, Register's Office for Davidson County, Tennessee.

This conveyance is to all matters as set forth per Plat Book 3842, Page 212, said Register's Office. (1) Restrictions of record in Book 4278, Page 820, said Register's Office. (2) County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3128 Freeman Hollow Road, Goodlettsville, TN 37072-9182
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 14 day of March, 2013

Shanna Brake

State of Tennessee
County of ROBERTSON

Personally appeared before me Shanna Brake, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14 day of MARCH, 2013.

Notary Public EVELYN C. DORRIS
My Commission Expires: 10/20/2015

EVELYN C. DORRIS
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064